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MACOMB COUNTY AREA OF PARTICULAR CONCERN INVENTORY

August, 1976



SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

MACOMB COUNTY AREA OF PARTICULAR CONCERN INVENTORY

August 1976

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PREFACE

This report was prepared at the Request of the Michigan Department of Natural Resources, Land Resource Programs Division, to discuss the preliminary results of an inventory of critical areas in Macomb County's coastal zone. Seventeen areas of particular concern are tentatively nominated in Macomb as a part of the ongoing process of coastal zone management program development. The results of this study, of other analyses performed, and of those yet to be completed will provide the Department with a definite framework within which to implement a coastal management strategy in Southeast Michigan.

INTRODUCTION

The purpose of this inventory is to identify critical areas of Macomb County's coastal zone. The coastal zone has been defined for purposes of this inventory as the United States' portion of Lake St. Clair, all lands lakeward of the first principal arterial landward of the lake, and those areas further inland tentatively designated by the Federal Insurance Administrator as being within the 100-year Great Lakes flood plain. The criteria used in preliminarily nominating areas of particular concern were those set forth by the Michigan Department of Natural Resources (MDNR), as amended, to reflect the available resources, values, and needs of Southeastern Michigan. The set of criteria used to tentatively designate the specific critical areas of Macomb County are presented in Appendix A.

The areas of particular concern are an important element of the Michigan Coastal Zone Management Program. These areas are the most critical to the state from an ecological, economic, aesthetic, and/or recreational viewpoint and will be the primary focus of state action. The state will receive approximately two to four million dollars per year for implementation of the program's provisions upon federal approval of same. Action programs that will be subsidized with these funds include encouragement and support of research, provision of technical assistance, improvement of existing coastal related programs, provision of funds for less than fee simple

acquisition, and provision of assistance to local governments for planning and zoning. The state will also attempt to coordinate existing state programs and authorities in these coastal areas, in addition to insuring consistent action among all levels of government (federal, state, regional, and local).

This report discusses the preliminary results of the Macomb County Area of Particular Concern Inventory. The discussion includes a description of the issues and conflicts associated with each category of area of particular concern (e.g. flood risk area, area of ecological importance), in addition to a description of each area nominated.

GENERAL DESCRIPTION OF MACOMB COUNTY'S COASTAL ZONE

Shorelands

Macomb County, located in the east central portion of Southeast Michigan, encompasses an area of about 481 square miles (1246 square kilometres).¹ Lake St. Clair defines eastern and southern boundaries of the county providing approximately 29 miles (47 kilometres) of shoreline.²

The character of the natural physical features in Macomb County is largely a product of glacial action in the area. Most of the coastal zone lies in a lake plain covered by glacial material. The depth to bedrock generally ranges from 80 to 160 feet (24 to 49 metres); however, where bedrock valleys occur, the overburden may be up to 340 feet (104 metres) thick.³ Land elevations vary from 575 feet (175 metres) to 600 feet (183 metres) above sea level. The soils range from sand to clay, and are generally level and poorly drained.

The Clinton River is the major river system in the county. It drains an area of approximately 760 square miles (1,968 square kilometres); the average discharge to Lake St. Clair is 495 cubic feet per second (14.02 cubic metres per second).⁴ Other major streams that provide drainage to Macomb County's coastal zone include the Salt River in Chesterfield Township, and Black Creek in Harrison Township.

The Department of Housing and Urban Development has tentatively designated large tracts of land adjacent to the shoreline as flood hazard areas. These areas approximate 100-year flood plains of both Lake St. Clair

and tributary streams and rivers. In most developed areas with a history of flooding, local governments and the United States Army Corps of Engineers have cooperated in the construction of temporary dikes in order to protect private and public property.

Portions of the Macomb County shorelands are rich in wildlife. The Lake St. Clair region is in both the Atlantic and Mississippi Flyways, two major bird migration corridors. Hence, wetlands along the shoreline are used widely by waterfowl as a resting and feeding area during migration in the spring and fall.

Macomb County had a population of 625,309 in 1970, ranking it the second most densely populated county in the state.⁵ The populations and population densities in 1970 of the five political subdivisions along the shoreline are listed below:⁶

<u>Minor Civil Division</u>	<u>Population</u>	<u>Density</u>	
		Persons/square mile (Persons/square kilometre)	
Lake Township	135	1,350	(521)
City of St. Clair Shores	88,093	7,529	(2,907)
Harrison Township	18,755	1,259	(486)
Chesterfield Township	9,378	339	(131)
City of New Baltimore	3,237	899	(347)

Macomb County is part of the Detroit Standard Metropolitan Statistical Area. It has a metropolitan character and it has strong economic and social interactions with Detroit.⁷

Land use along the shoreline in Macomb County is primarily residential. Approximately 55% of the shoreline is occupied by single or multiple family

dwelling units. About 13% of the land along the shoreline is vacant. Land used for commercial purposes (generally marinas, boat dealers, and tackle and bait shops) occupies about 12% of the Macomb shoreline. Federally owned and other public land occupies approximately 8% of the shoreline. Less than 1% is utilized for transportation, communication, and utilities. It is significant to note that no industry exists along the Macomb County shoreline.

Coastal Waters

Lake St. Clair encompasses the set of resources adjacent to Macomb County which are defined for the purposes of coastal zone management as coastal waters. The lake is a broad shallow basin with a gently sloping bottom. The total area of Lake St. Clair is 490 square miles (1,269 square kilometres), of which 198 square miles (513 square kilometres) are in the United States. The maximum natural depth is 21 feet (6.4 metres).⁸

The lake is a highly productive ecosystem. Lake St. Clair supports a large fish population. The shallow grass flat areas provide spawning, nursery, feeding, and protection areas for about sixty species of fish. As previously noted, the area is also a major resting point for migrating waterfowl.

Uses of the water adjacent to the Macomb County shoreline are primarily recreational. Pleasure boating, sport fishing, and swimming are among the frequent recreational uses. A portion of the navigation channel linking Lake Huron to Lake Erie bisects Lake St. Clair, creating a passageway for commercial traffic.

AREAS OF PARTICULAR CONCERN

Based upon the collection and preliminary analysis of data, the following areas of particular concern are nominated in Macomb County. These areas, briefly described in the remainder of this chapter, were tentatively identified by SEMCOG staff, in cooperation with local officials and other interested residents.

Public nomination forms, mailed to local officials, citizen groups, and other concerned individuals, were used to receive initial public input regarding which areas should be considered critical. The preliminary nominations were discussed at a public workshop in July. Subsequently, the nominations were discussed with representatives of each coastal community in Macomb County and were revised in response to local needs and concerns.

Appendix B contains all data collected pertaining to the nominated coastal areas in Macomb County.

Flood Hazard Areas

The dynamic and unpredictable quality of a lake's water level, when combined with relatively flat areas in close proximity to the shoreline, can create severe flooding problems. During periods of low lake levels the hazard is not evident and structures lacking necessary protective devices are built. Major destruction of property can then occur during storms following periods of high precipitation.

In Macomb County, where almost the entire shoreline is developed, flood damage has been substantial. One two-day storm in November, 1972, caused an estimated \$7 million of damage in this area.⁹

Flood hazard areas are identified in an attempt to pinpoint those areas which are susceptible to flooding by the Great Lakes and connecting waterways. This will aid in identifying those areas in need of adequate protection from flood waters and those areas in which limitations for intensive development should be established so that unnecessary destruction is avoided.

Five areas in Macomb County are nominated for designation as flood hazard areas of particular concern.

The two sites nominated as flood-risk areas in Harrison Township have similar characteristics: 1) Soil limitations are created by a high water table, poor drainage, and moderately slow permeability,¹⁰ and 2) The parcels are zoned for single and/or multiple family residential development. It is likely that these two areas will be developed for residential purposes, as indicated by current zoning. It is imperative, however, that in conjunction with this type of use that necessary flood protection mechanisms be provided to prevent costly destruction to the property.

Seven finger canals in St. Clair Shores also are nominated as flood risk areas of particular concern. These canals once provided residents of subdivisions along these water bodies with direct access to Lake St. Clair. The canals, however, can no longer be used for this purpose, because they have been closed to prevent additional public and private losses due to high lake levels. At the present time public sentiment to reopen the canals is growing. The feasibility of opening these canals must be studied, and the requirements that must be met as a part of the approval for opening must be established.

The area in Chesterfield Township nominated also is experiencing problems associated with high lake levels. The drains in this area are full throughout the year, because the lake's elevation is higher than the drain's. The stagnant water in these drains is foul smelling, is providing a breeding area for insects, and is increasing maintenance costs. The Township needs assistance in dealing with the problem on a short-term basis. A means of permanently resolving the problem also must be identified.

In addition to the four specific areas, the entire developed portion of the shoreline of Macomb County within the 100-year flood plain defined by HUD is nominated as a flood risk area of particular concern. As noted previously the entire shoreline of Macomb County has a history of high dollar value damage. The information necessary to identify every area in need of protection, however, is not presently available. Hence, a study of this shoreline is recommended to determine the extent of potential dollar value damage to Macomb County's shorelands and to identify a means of providing permanent flood protection in the most critical areas. Upon completion of the study, measures to reduce the flood hazard should be implemented.

Areas of Ecological Importance

Wetlands are important natural features in the coastal zone. They provide essential breeding, nesting, feeding, resting, and protection areas for fish and wildlife. Wetlands also act as sedimentation traps and filtering basins by absorbing silt, nutrients and other contaminants. In addition they create a buffer zone which moderates the effects of water level fluctuations on surrounding areas.

Wetlands once were the predominant shoreland feature along Lake St. Clair.¹¹ Today, only a few examples of coastal wetlands can be found in this area. Draining and filling of lakefront property for residential and commercial development have made this valuable coastal resource scarce.

The variety of valuable functions that wetlands perform, in combination with their dwindling supply, make these areas critical. Preservation and/or restoration of those areas of particular value should be a key element of the coastal zone management program in Macomb County.

Two wetland areas are nominated, the Vershey Marsh and the Salt River Marsh.

Vershey Marsh is an area of about 330 acres (133 hectares) on the eastern end of Harrison Township. A number of different people and organizations own the property which encompasses this wetland. However, the greater majority of the site, is owned by the Province of St. Joseph of Capuchin Order. The property was recently donated to this organization by the previous owners, the Vershey Family. Currently the Capuchin Fathers are trying to sell the land because of the high property taxes which must be paid annually. The Capuchin Fathers may have a difficult time finding a buyer, as developers are wary of the high costs and long permitting procedures required for development.

In view of the history of the unsuccessful attempts to sell the property, the high property taxes, and the valuable natural resources of the area, it is recommended that the area be acquired by a public corporation. The area can then be maintained as a wildlife sanctuary and a nature interpretive area.

The Salt River Marsh is southeast of the confluence of Fish Creek with Salt River in Chesterfield Township. The 122-acre (49 hectare) wetlands is approximately a half mile (0.8 kilometres) from Anchor Bay. A large number of species of mammals, amphibians, ducks, and marsh, wading, and song birds have been observed in the marsh. At least five of the sited birds, the American bittern, Cooper's hawk, loggerhead shrike, common loon, and sharp-shinned hawk, are listed in the proposed Michigan Endangered and Threatened Species List.¹² The marsh is surrounded by recently constructed subdivisions, and is currently zoned for single family residential use. It is likely, therefore, that unless otherwise managed the area will be filled and developed.

This area, one of the few remnants of the once extensive wetland system around Anchor Bay, may be in need of a management strategy that encourages preservation. An extensive inventory of the fish and wildlife using the area should be performed. If this study confirms past observation preservation is possible either through designation as an upland environmental area in accordance with the provisions of the Shorelands Protection and Management Act (Public Act 245 of 1970), application of the Farmland and Open Space Preservation Act (Public Act 116 of 1974), or less than fee simple acquisition.

Recreation Areas

One of the most important recreational resources in Macomb County is the shoreline and adjacent resources. Lake St. Clair is used for boating, fishing, swimming, water-skiing, and duck hunting. As Macomb County's population grows and the trend of increasing leisure time continues, the

pressures on outdoor recreational facilities will increase. It is likely that new recreational facilities will be needed to satisfy this demand. The majority (55%) of Macomb County's shoreline, however, is used for residential purposes and is privately owned. Public access to the lake is currently confined to one regional park and one state access site, in addition to several smaller restricted access local parks. Another state access site is currently under construction.

It is imperative that the remaining portions of the Macomb shoreline suitable for recreation are used for that purpose. Some land discussed in an earlier section (Areas of Ecological Importance) has been recommended for recreational use. In addition, coastal portions of Selfridge Air Base which may be declared surplus federal property in the future could be developed into an outdoor recreation facility.

The three recreation areas nominated are Metro Beach Metropark, the MDNR Selfridge Field Access Site, and the MDNR Harley Ensign Memorial Access Site.

Metro Beach Metropark, owned and administered by the Huron Clinton Metropolitan Authority, is 535 acres (217 hectares) in size with 9,600 feet (2,946 meters) of shoreline. Facilities range from boat launching ramps and a marina, to a golf course and roller skating rink, to a sand beach with a bathhouse. The western portion of Metro Beach consists of 86 acres (35 hectares) of wetlands used as a part of a nature interpretive area. Vershey Marsh is directly north of Metro Beach and is currently for sale by the Capuchin Fathers. The Huron-Clinton Metropolitan Authority is interested in acquiring the property. At this time, however, no funds are available.

The proposed Selfridge Air Base MDNR Access Site is 12 acres (5 hectares) in size. The land was recently declared surplus federal property and transferred to the state under the Legacy of Parks program. The site will have facilities for parking cars with trailers, boat launching, and picnicking. The proposed park, although conceived as a small area, has the potential for expansion in the event that more federal property becomes surplus.

The third site nominated as a recreation area of particular concern is the MDNR Harley Ensign Memorial Access Site at the mouth of the Clinton River. This site is used as a disposal area for materials dredged from the Clinton River navigation channel. It is 20 acres (8 hectares) in size, and consists of parking spaces, a boat launching ramp, and the MDNR-Lake St. Clair Great Lakes Fisheries Station. Future plans for the area consist of expanding parking facilities and providing rest room facilities.

River Mouths and Bays

River mouths and coastal bays usually are areas of intense competition for the use of limited resources. Boaters, fisherpeople, duck hunters, commercial establishments, waterfront dwellers, and municipalities are all competing for use of the resources.

These areas also are heavily used by fish and wildlife. Bays and river mouths frequently are unique subsystems of the larger lake environment. They often provide conditions ideal for spawning, protection, and feeding of fish. These areas, often shallow and nutrient-rich, support aquatic plant growth which provides food, resting, and cover areas for migrating waterfowl.

One bay, Anchor Bay, and the mouths of two rivers, the Clinton River and the Salt River, are nominated.

Anchor Bay is in the northern portion of Lake St. Clair. It is used for recreation by sport fisherpeople, duck hunters, and boaters. As a result of the clay and silt composition of the lake bed, the bay produces important food and cover plants for both fish and waterfowl. Anchor Bay is in both the Mississippi and Atlantic Flyways, so thousands of diving ducks use the area during migration for resting and feeding in the spring and fall. Dabbler ducks use the area in spring, summer, and fall for nesting, feeding, and resting. More than 60 fish species including large and small-mouthed bass, northern pike, yellow perch, and walleye can be found in Anchor Bay.¹³ The Great Lakes Muskellunge, a scarce but highly prized game fish, is thought to migrate in late spring from lower Lake Huron to a spawning area off Selfridge Air Base.

The perimeter of the bay is the site of numerous single-family residential developments. Thus, much of the shoreline has been altered by the construction of canals and/or seawalls. This large scale alteration of the shoreline has destroyed valuable habitat suitable for fish spawning. Wetlands, once the predominant shoreline feature, have been filled for residential development. A number of municipal and package wastewater treatment plants discharge into Anchor Bay. The amount of treated wastewater that flows into the bay is small, however, compared with the volume of the bay itself, and in most areas water quality is good.

Although Anchor Bay is unquestionably an area of high wildlife and fish value, very little is known about the specifics of the ecosystem. Studies are needed to identify spawning, nursery, feeding, and protection areas so that these critical areas will be protected from human perturbation. Studies

of the bay's currents and flushing rates are necessary to determine the carrying capacity of Anchor Bay as a receiving body for treated wastewater. Studies investigating the impact of shoreline alteration are needed to determine the degree of control required on dredging and filling for the construction of sea walls, docks, and navigation channels. After completion of these studies a management strategy should be implemented that is designed to insure that the bay's social and ecological values are maintained for future generations.

The portion of the Clinton River that is within the coastal zone management area extends inland to the Cass Avenue bridge, where the navigation channel terminates. This section of the river is used intensively for mooring, servicing, repairing and storing of recreational craft. The land along the river also is used for residential purposes.

The river's condition and the uses of this resource should be monitored continuously. The navigation channel should be extended farther inland, if the data collected indicate that the benefits of the action exceed the costs. Finally, as the water quality improves, a fish stocking program should be undertaken.

The portion of the Salt River nominated as a river mouth of particular concern extends from Lake St. Clair inland to Callens Road. This body of water potentially is a valuable recreational asset in Macomb County. The river is heavily used by small craft. The river also is believed to support a large fish and wildlife population. It is suggested that the feasibility of establishing a navigation channel be investigated due to the severe shoaling problems which restrict the river's recreational use.

Urban Areas

One general characteristic of urban areas is that there is a concentration of many different and conflicting land uses. Commercial, industrial, residential, and recreational areas all exist in close proximity to each other and, hence, are competing for the same resources. This competition is even more intense in coastal urban areas, because there is a limited amount of highly valued coastal resources. Compounding the problem are non-water-dependent land uses which are located along the waterfront.

Four coastal areas in Macomb County are nominated for designation as urban areas of particular concern. Two of the nominated areas are vacant and adjacent to Lake St. Clair. The other two sites are occupied by structures in need of rehabilitation. The areas have been proposed because future decisions regarding the use of these areas should be based upon a detailed evaluation of the costs and benefits associated with coastal resource use.

The two vacant sites are ultimately expected to be developed. In both cases the projects that potentially would be undertaken involve major alterations of the shoreline. Development proposals for these areas should be evaluated in terms of the potential effects upon the ability of public corporations to supply public goods and services, especially recreational facilities.

The remaining two coastal areas that have been proposed for designation are located in the City of St. Clair Shores. One site encompasses a three block area bounded on the south by Ten Mile Road and on the north by Maple. The other area includes the property on either side of Milner Street lakeward

of Jefferson. Many of the structures in these areas have no foundations, have substandard plumbing, or are generally dilapidated. In most cases these homes were once used as summer cottages and have become permanent residences without associated improvement. These areas must be further studied to identify the best means of rehabilitating the areas.

Potential Areas of Particular Concern

Potential areas of particular concern are those coastal areas for which available information is inadequate for planning and management purposes. All recreational facilities along the shoreline administered by local units of government have been included in this category. Additional information concerning these facilities will be collected and analyzed as a part of the ongoing process of coastal zone management program development. Decisions on these, and other coastal areas to be identified through the public nomination process will be reflected in the final report submitted to the Michigan Department of Natural Resources next year.

CONCLUSION

Seventeen areas of particular concern are tentatively nominated in Macomb County. The nominations of areas of particular concern in Macomb County and their associated management recommendations are preliminary. Additional information must be collected and analyzed as a part of the ongoing process of coastal zone management program development. Local and regional officials and other interested parties will be provided with additional opportunities to review these results following the publication of the draft management program to insure that the nominations reflect local problems and needs.

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6. Macomb County Planning Commission, op.cit., pp. 80, 88, 90, 100, 114.
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12. Michigan Department of Natural Resources, "Michigan's Endangered and Threatened Species Program," (Lansing, Michigan), pp. 15, 19, 20.
13. Michigan Department of Natural Resources, "Comprehensive List of Fish Species Collected in Lake St. Clair."

APPENDIX A

AREAS OF PARTICULAR CONCERN
IDENTIFICATION CRITERIA

The following criteria were used to tentatively identify specific geographical areas of particular concern:

1. High Risk Erosion Areas

Shoreline tracts designated by the MDNR as high risk erosion areas in accordance with the provisions of the Shorelands Protection and Management Act (Act 245 of 1970, as amended).

2. Flood Hazard Areas

Critical flood hazard areas within flood risk areas (tentatively) designated by the Federal Insurance Administrator having one of the following characteristics:

- a. The area is undeveloped; or
- b. The area has a history of high dollar value damages.

3. Areas of Ecological Importance

- a. Areas designated by (or recently proposed for designation by) the MDNR as environmental areas under the Shorelands Protection and Management Act.
- b. Marshes and other wetland areas exceeding 40 acres (16 hectares) in size of high wildlife or fish value or functioning as a natural water quality and flood control mechanism.
- c. Upland areas of high wildlife value exceeding 40 acres (16 hectares) in size.

4. Natural Areas

Areas of land, water, or both designated by (or recently proposed for designation by) the MDNR in accordance

with the provisions of the Wilderness and Natural Areas Act (Act 241 of 1972, as amended).

5. Recreation Areas

Existing and proposed sites for water-oriented recreation administered by Federal, state or regional agencies or units of government.

6. Historic and Archeologic Sites

Sites included (or recently nominated for inclusion) on either the national or state registers.

7. Sand Dune Areas

Sand dune areas will be defined as those geomorphic features composed primarily of unconsolidated sand, whether wind blown or of other origin. Of particular concern will be the following dunes:

- a. Perched sand dunes or other dunes of dramatic relief.
- b. Exhibiting unusual flora or geologic qualities.
- c. Experiencing intensive recreational use.
- d. In a natural state and deserving of protection from consumptive uses including residential development and mining activity.
- e. In need of reclamation due to past removal of sand and/or vegetation.

8. Islands

Islands possessing unique physical or biological characteristics less than 10 acres (4 hectares) in size. (All other islands will be considered large).

9. Coastal Lakes, River Mouths and Bays

a. Coastal Lakes (directly connected with the Great Lakes by natural or man-made waterways).

- (1) Connected lakes with an established importance as spawning and habitat areas for Great Lakes fish species, or importance to waterfowl and other marsh life.
- (2) Connected lakes supporting marinas and docking facilities for commercial shipping and recreational boating of a total or partial Great Lakes nature.
- (3) Connected lakes where changing Great Lakes water level has substantial impact (i.e. increased erosion, flooding, etc.).

b. River mouths. Because of a need to protect fish and wildlife habitat, the continuance of development pressures and the potential impact of upstream discharge on the Great Lakes, Great Lakes coastal river mouths of major tributary streams should be designated as areas of particular concern. Designation would focus management attention on the actual river mouth and its surroundings and highlight the potential impacts of upstream discharge on the Great Lakes.

c. Bays

- (1) Bays of high value as fish and wildlife habitat.
- (2) Bays of heavy recreational use.
- (3) Bays with a high degree of existing and potentially conflicting uses.

- (4) Bays where water quality has been reduced by over-development and discharge.

10. Urban Areas

Urban areas of particular concern will be defined as those parcels of land which are:

- a. Vacant and adjacent to the Great Lakes or connecting waterways;
- b. Occupied by structures in need of rehabilitation or redevelopment;
- c. Occupied by structures that no longer contribute significantly to the tax base of the community;
- d. Occupied by uses that do not require or are not enhanced by a shore location;

AND located within the boundaries of:

- a. An urbanized area as defined by the Bureau of Census adjacent to the Great Lakes or connecting waterways;
 - (1) Central City of 50,000 or more;
 - (2) Surrounding closely settled territory; (This will include incorporated places of at least 2,500 inhabitants, unincorporated areas provided that each has a closely settled area of 100 housing units or more, or small parcels of land less than one square mile having a population density of 1,000 inhabitants or more per square mile) or
- b. Those central urban areas of 2,500 inhabitants or more incorporated as cities or villages adjacent to the Great Lakes or connecting waterways.

11. Mineral Resource Areas

Active (and proposed future) sites where the following types of minerals are being extracted; natural saline products, gypsum, peat, iron ore, salt, copper, stone, sand, and gravel.

12. Agricultural Areas

Those lands defined as farmlands according to the land eligibility requirements for the Farmland and Open Space Preservation Act (Act 116, P.A. 1970), or portions thereof, falling within the coastal zone boundary:

- a. A farm of 40 or more acres, in one ownership which has been devoted primarily to an agricultural use.
- b. A farm of 5 acres or more in one ownership, but less than 40 acres, devoted primarily to an agricultural use, which has produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land.
- c. A farm designated by the Department of Agriculture as a specialty farm in one ownership which has produced a gross annual income from an agricultural use of \$2,000 or more.
- d. Parcels of land in one ownership which are not contiguous, but which constitute an integral part of farming operations being conducted on land otherwise qualifying as farm land.

13. Prime Industrial Areas

Vacant, undeveloped or under utilized lands and structures that may be particularly well suited for industrial users,

especially those which require a waterfront location. These areas may offer water transportation opportunities for the movement of raw materials or manufactured products. Also, they may offer the availability of a large and inexpensive water supply. In existing industrial areas, related service areas and utilities and surface transportation facilities may also be in place.

14. Water Transportation Areas

Ports and related facilities associated with waterborne transportation. Docking and mooring areas, storage facilities, ferry routes and landings, shipping channels, and related land and water facilities in the coastal zone may be nominated.

APPENDIX B

DATA SHEETS

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb

Township: Harrison

City or Village: _____

Town, range, and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North of Metropolitan Parkway; east of Hazel; south of South River; west of Memory Lane; south of Ashland; west of Shoreline Rd.

Present Ownership: See sketch

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame): See zoning on sketch

Surrounding land-use(s): Residential (single and multiple family) to east and west; vacant and residential (multiple family) to the south.

Briefly describe issues relating to this area:

- High pressure for development for single and multiple family residential units.
- Soil limitations include somewhat poor drainage, moderately slow permeability, a seasonally high water table, poor trafficability and instability when wet.
- Vegetation: woodlots and brush.

Briefly describe management needs:

The extent of the flood hazard should be determined so that protective measure which should accompany development can be identified.

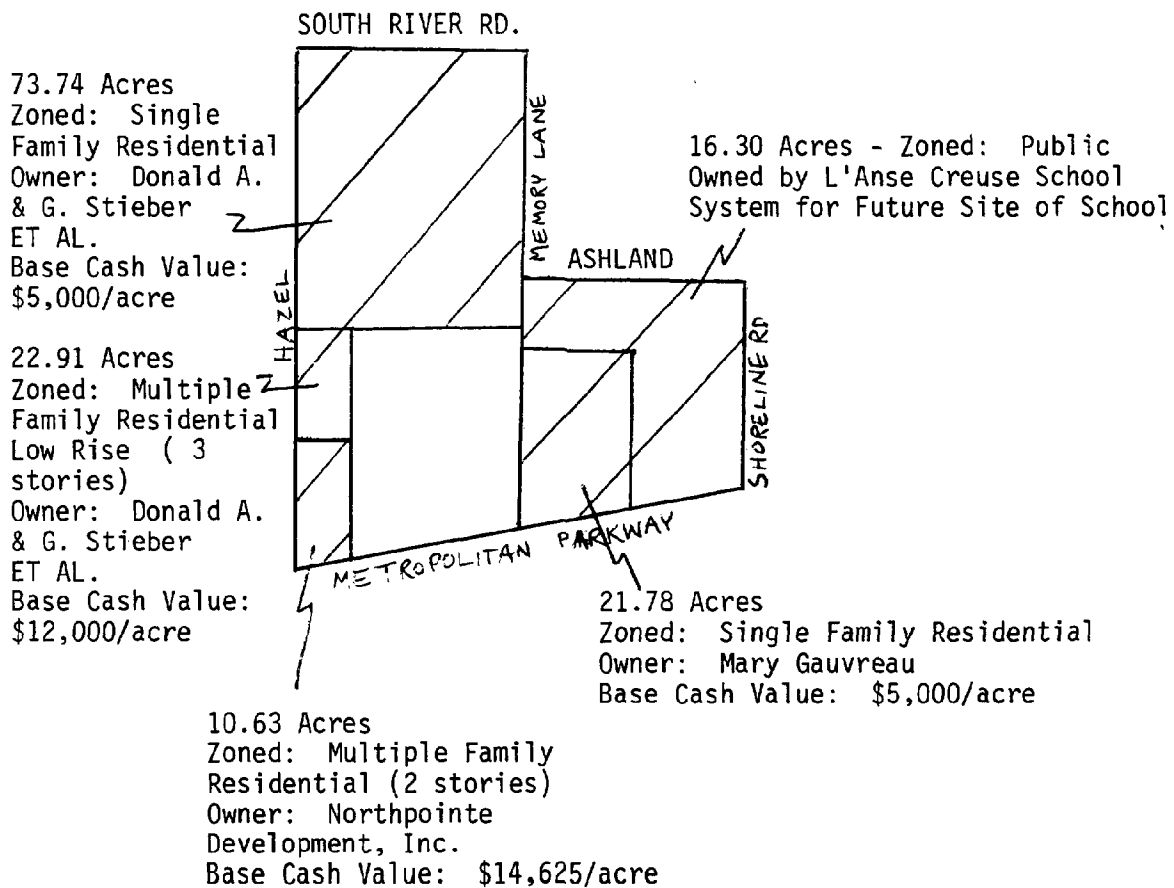
Prepared by: SEMCOG 8/76

FLOOD RISK AREA

(Not Drawn to Scale)



Flood Risk Area
of Particular Concern



FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb
Township: Harrison
City or Village: _____
Town, range, and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North of Metropolitan Parkway; south of Jack Street; west of Muffatt Street

Present Ownership: Thomas Raffill

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame): Area is divided into two zoning districts: northern section low rise (2 stories) multiple family residential; southern section low rise (3 stories) multiple family residential (See sketch below).

Surrounding land-use(s): Vacant to east and west; residential (single family) to north; public and semi-public to south.

Briefly describe issues relating to this area:

- High pressure for development for multiple family residential units.
- Soil limitations include high water table, moderately slow permeability areas of moderate shrink-swell potential.
- Vegetation: grass with some brush in southern area.

Briefly describe management needs:

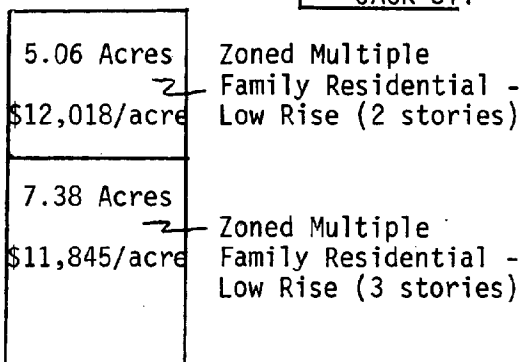
The extent of the flood hazard should be determined so that the protective measures which should accompany development can be identified.

Other comments:

(Not Drawn to Scale)

↑
N

MUFFATT ST.
JACK ST.



METROPOLITAN
PKWY.

Prepared by: SEMCOG 8/76

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb

Township: _____

City or Village: St. Clair Shores

Town, range, and section: T.1N., R.14 E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Finger canals between Ten Mile Road and Beach Drive; between Beach and Maple Drives; at eastern terminus of Benjamin Drive; between Benjamin Drive and Statler; between Statler and Madison Drive; between Bayview Drive and Wildwood; and between Sunnydale and Van.

Present Ownership: Private

Present Use: None

Anticipated changes in use or development (within ten year time frame): Recreation, if the canals are opened,

Surrounding land-use(s): Residential

Briefly describe issues relating to this area:

Finger canals are closed by temporary dikes due to high lake levels,

Briefly describe management needs:

The City should be provided with funds to retain a consultant to study the feasibility of opening these canals,

Other comments:

Prepared by: SEMCOG 8/78

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb

Township: Chesterfield

City or Village: _____

Town, range, and section: T.3N., R.14 E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Southeast of Jefferson between South Forbes and North Forbes

Present Ownership: Private

Present Use: Residential

Anticipated changes in use or development (within ten year time frame): None

Surrounding land-use(s): Residential

Briefly describe issues relating to this area:

- Drains in the area are full and water is stagnant creating nuisance conditions
- Water no longer flows towards the lake because of high lake levels
- Maintenance costs are high because pumps must be used to drain area and because drains are clogged with weeds,

Briefly describe management needs:

- Additional portable pumps are needed to deal with the problem,
- A detailed engineering study of the feasibility of providing a pump station to deal with the problem on a long-term basis should be conducted by the Township.

Other comments:

Prepared by: SEMCOG 8/76

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb
Township: Chesterfield, Harrison, Lake
City or Village: New Baltimore, St. Clair Shores
Town, range, and section: _____

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Lake St. Clair on south and east; the inland extent of the preliminary HUD defined 100 year Great Lakes flood plain.

Present Ownership: private and public
Present Use: residential, commercial, recreational
Anticipated changes in use or development (within ten year time frame): _____

Surrounding land-use(s): residential, commercial, recreational, vacant

Briefly describe issues relating to this area:

- Flood Insurance Administrator has preliminarily defined the Great Lakes 100 year flood plain.
- Temporary diking constructed by the Army Corps of Engineers in cooperation with local governments.
- Intensive shoreline development in combination with unpredictable fluctuating lake levels causes extensive and costly damage.

Briefly describe management needs:

Data concerning the history of flooding destruction, measured by dollar value damages to the shoreland must be gathered. This information is necessary to identify those critical areas where flooding consistently causes extensive damage. In these areas adequate flood protection structures must be constructed. Studies are also necessary to more accurately delineate the boundaries of the Great Lakes 100 year flood plain.

Other comments:

Prepared by: SEMCOG - 6/76

AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Vershey Marsh

County: Macomb

Township: Harrison

City or Village: _____

Town, range and section: T.2N - R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): South of South River Road; West of Venetian Road; North of Metropolitan Beach Metropark; East of Jefferson until Riverside and Bay Gardens Subdivision; then East of Macomber

Present Ownership: See sketch

Present Use: Vacant; recreation (occasional nature tours sponsored by Huron-Clinton Metropolitan Authority)

Anticipated changes in use or development (within ten year time frame): See sketch.

Surrounding land-use(s): Recreation (Metropolitan Beach Metropark) to the south; residential (single family) to the east; vacant to the west; vacant and residential (single family) to the north.

Environmental characteristics:

- Spawning and nursery area for northern pike in spring and summer.
- Spawning, feeding, and nursery area for sunfish and bass.
- Nesting, feeding and resting area by dabbling ducks, coots, and marsh birds in spring, summer and fall.
- Migration stopover for waterfowl in spring and fall.
- Feeding, resting, and rearing of young mammals throughout the year.

Briefly describe issues relating to this area:

- In 1990 Regional Recreational and Open Space Plan for Southeast Michigan, prepared by SEMCOG, this area has been cited for preservation.
- Part of area was donated to Capuchin Fathers, who are now seeking sale of wetland.
- The plan of repayment of sewer bonds already issued by Harrison Township assumes the development of the marsh.
- 22 miles (35 kilometres) from downtown Detroit.

Briefly describe management needs:

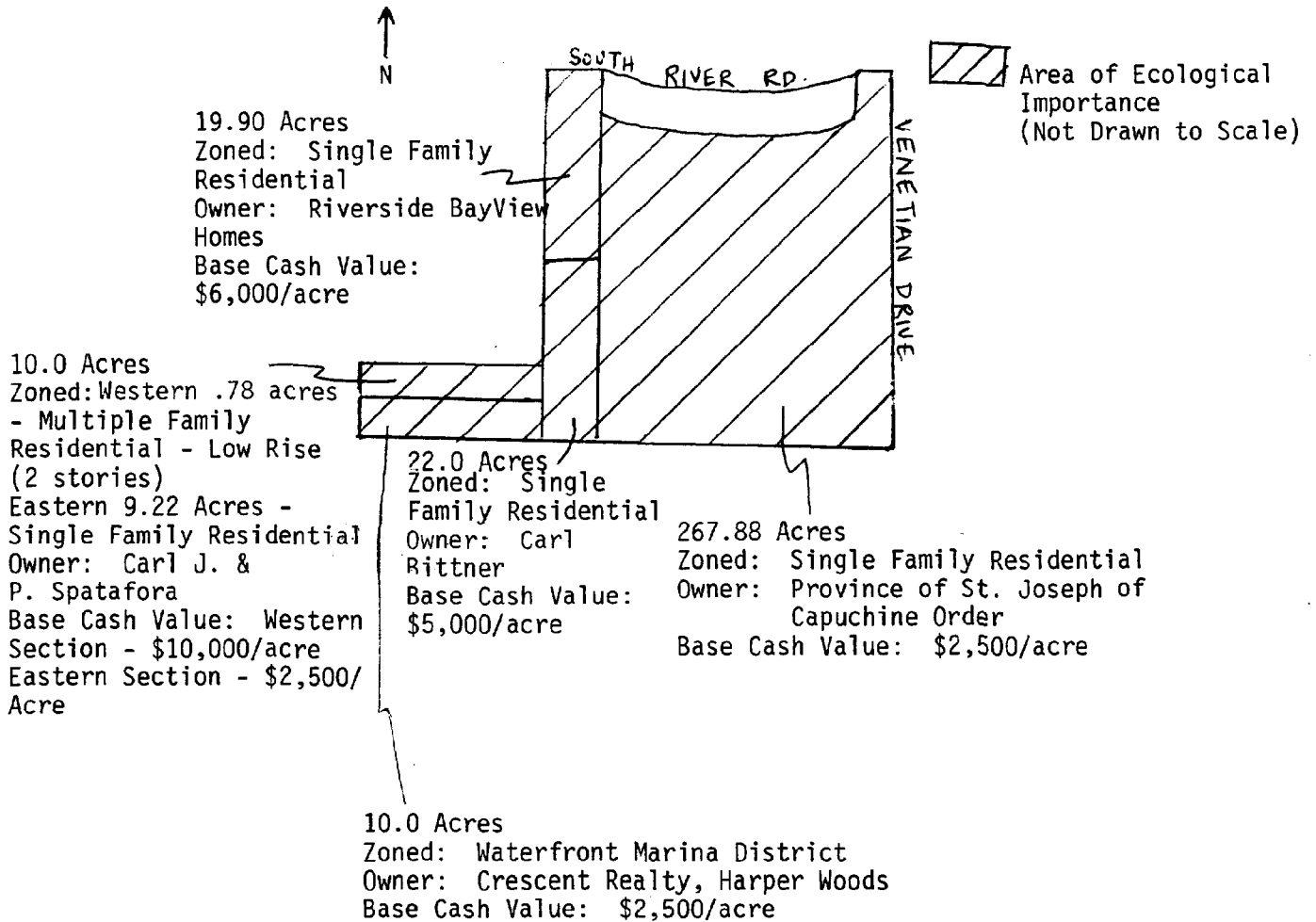
Preservation of the area is preferable. The wetlands should be acquired by a public corporation and used as a nature study area.

Other comments:

Prepared by: SEMCOG - 8/76

AREA OF ECOLOGICAL IMPORTANCE

VERSHEY MARSH AND AREA



AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Salt River Marsh
County: Macomb
Township: Chesterfield
City or Village: _____
Town, range and section: T.3N.-R.14E.
Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East and south of Salt River; west of Hooker; north of Killewald

Present Ownership: L.A. Nicholson and Lottie M. Schmidt, Inc.

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame):
Zoned for single family residential.

Surrounding land-use(s): Vacant and residential (single family) on west and north;
residential (single family and multiple family) on east; vacant and public on south.

Environmental characteristics:

Mammals observed: red fox, cottontail rabbit, muskrat, red squirrel, opossum.

Ducks, geese & swans observed: Canada goose, mallard, black duck, wood duck, canvasback, common and red breasted merganser, greenwing teal, bufflehead, bluebill, redhead, and mute swan.

Marsh birds observed: belted kingfisher, killdeer, red-winged blackbird, grackle, tri-colored blackbird, rusty blackbird, brown headed cowbird.

Waders observed: common gallinule, coot, great blue heron, American bittern, pie-billed grebe, common snipe, spotted sandpiper, least sandpiper, green heron, common loon, yellow rail, Virginia rail, common tern, herring gull.

Swallows observed: tree, bank, and purple martins.

Hawks observed: red tailed, Cooper's, sparrow, sharp-shinned, and night hawk.

Others observed: ringneck pheasant, ruby-throated hummingbird, yellow shafted flicker, Loggerhead shrike, American goldfinch.

Briefly describe issues relating to this area:

- **Pressure** for multiple family residential development is high and the Township is being sued.
- Within HUD defined 100 year flood plain.
- Macomb County's goal (as stated in Outdoor Recreation and Open Space, 1971) is to increase land used for all types of parks and open space facilities.
- Five species of birds shown on Michigan's Endangered and Threatened Species List.
- **Only wetland area of significant size remaining in Chesterfield Township,**

Briefly describe management needs:

It may be desirable to preserve this wetland. The ecological values of the area should be investigated by the Township.

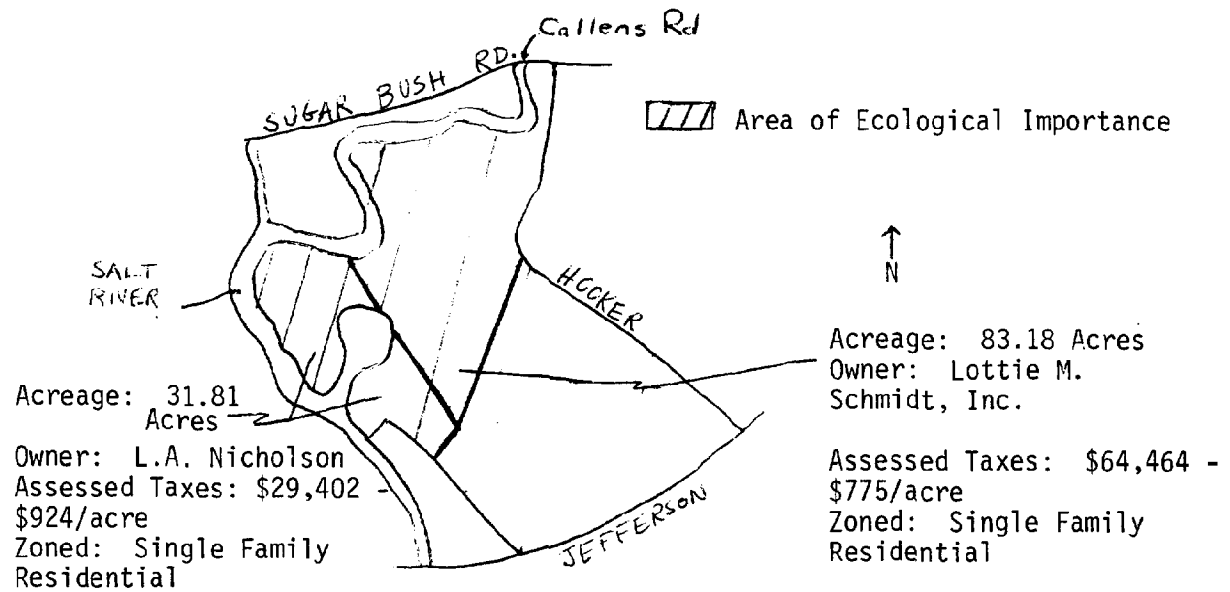
Other Comments:

See sketch on following page.

Prepared by: SEMCOG 8/76

AREA OF ECOLOGICAL IMPORTANCE

SALT RIVER MARSH



RECREATION AREA OF PARTICULAR CONCERN

Name: Metro Beach Metropark
County: Macomb
Township: Harrison
City or Village: _____
Town, range and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East of Cherry Lane; south and west of Black Creek.

Present Ownership: Huron-Clinton Metropolitan Authority

Recreational Use or potential (picnicking, camping, hiking, etc):

Swimming, picnicking, boating, water-skiing, nature study, bicycling, fishing, golfing, field games.

Anticipated changes or increases in use or development (within ten year time frame):

There are no plans within the next ten years to make any major changes to the existing facilities.

Surrounding land-use(s): Residential (single family) and vacant on east;

vacant on north; residential (single family), vacant, and commercial (restaurants) on west.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

Metro Beach is 535 acres (217 hectares) in size with approximately 9,600 feet (2,926 metres) of shoreline. Facilities include 75,000 parking spaces, 55 acres (22 hectares) of sand beach, a bath house with showers, beach shop, tot lot, dance pavilion, roller skating rink, golf course, nature trails, soft ball diamond, shuffleboard courts, tennis courts, basket ball courts, horseshoe pits, marinas, boat launching sites, playground, and swimming and diving pools. Eighty-six acres are wetlands. One hundred thirty acres (including the wetlands) are used for nature interpretive tours. There is a daily entrance fee of \$1.00 or a seasonal pass for \$5.00.

Briefly describe issues relating to the area:

- Metro Beach is an important recreational facility in Southeast Michigan and provides a high quality recreation experience.
- HCMA is interested in acquiring additional property in the area. At the present time, however, funds are not available.

Briefly describe management needs:

- Potential adverse effects of proposed resource uses on this area should be minimized.
- The facility should be expanded.

Other Comments:

Prepared by: SEMCOG 8/76

RECREATION AREA OF PARTICULAR CONCERN

Name: Selfridge Access Site

County: Macomb

Township: Harrison

City or Village:

Town, range and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Northeastern corner of Selfridge Air Force Base; south of Hall Road; east of Jefferson; north of canal; west of Anchor Bay.

Present Ownership: Michigan Department of Natural Resources

Recreational Use or potential (picnicking, camping, hiking, etc):

Boat launching, picnicking, shore fishing.

Anticipated changes or increases in use or development (within ten year time frame): The following facilities are planned for this area: 30 parking spaces for cars, 125 parking spaces for cars with trailers, flush-type rest room facilities, boat launching ramps, picnic areas

Surrounding land-use(s): Federal air force base to south and west; commercial to north.

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

This area is 12 acres (5 hectares) in size. It has recently (April, 1972) been declared surplus Federal property and was transferred to the State of Michigan under the Legacy of Parks program. The area is desirable for recreational use because of its lakefront property, and its proximity to urban areas.

Briefly describe issues relating to the area:

Should be completed by late season, 1976 or by beginning of 1977 season.

Briefly describe management needs:

- Selfridge Air Field may be declared surplus Federal property and could be transferred to a local public corporation. The portion of this site adjacent to coastal waters could be developed into a recreation area and the remainder of the area could be developed according to a plan prepared for the area by the Township.
- A study should be performed of alternative methods of reimbursing the Township and/or County for costs of providing services to this facility.

Other Comments:

Prepared by: SEMCOG
8/76

RECREATION AREA OF PARTICULAR CONCERN

Name: Harley Ensign Memorial Access Site
County: Macomb
Township: Harrison
City or Village: _____
• Town, range and section: T.2N.-R.14E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): At eastern terminus of South River Road, south of the mouth of the Clinton River.

Present Ownership: Michigan Department of Natural Resources
Recreational Use or potential (picnicking, camping, hiking, etc): boating, shore fishing, picnicking.

Anticipated changes or increases in use or development (within ten year time frame):
Completion of filling of spoil area within a year (by 5/77), increase in parking facilities and construction of rest room facilities.
Surrounding land-use(s): Commercial (marina) west and north.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

The area is 20 acres (8 hectares) in size. There is a boat launching ramp and a parking lot for 75 cars and 175 cars with trailers. There is also a MDNR-Lake St. Clair, Great Lakes Fisheries Station. A daily entrance fee of \$.75 per car and \$1.50 per car with trailer is charged. No seasonal pass is available.

Briefly describe issues relating to the area:

There is some portion of the spoil area still to be filled in.

Briefly describe management needs:

- Potential adverse effects of proposed resource uses on this area should be minimized.
- A study should be performed of alternative methods of reimbursing the Township and/or County for the road maintenance, fire and police protection and other costs directly resulting from the facility's operation.

Prepared by: SEMCOG 8/76

Other Comments:

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Anchor Bay
County: Macomb
Township(s): Harrison, Chesterfield, City of New Baltimore
Present Ownership: N.A.

Present Uses: Recreational boating, sport fishing, swimming, duck hunting; habitat for waterfowl and fish; conveyor and assimilator of waste products.

Anticipated changes or increases in use or development: New access site-boat ramp and 500 ft. fishing pier - State constructed and Chesterfield Twp. maintained.

(2) New access site-north of Selfridge - 4 new boat ramps - funded by State.

(3) Expansion of existing facilities at Harley Ensign DNR Access Site - additional parking area and boat ramps.

Special characteristics, conflicts or impacts:

- Perimeter of bay is site of numerous residential developments - generally single family houses; most of shoreline altered by construction of canals and/or seawalls.

- High wildlife value: production of important food and cover plants for fish and waterfowl; resting and feeding area for diving ducks during migration; nesting, feeding and resting area for dabbling ducks in spring, summer, and fall; feeding and protection area for sunfish, pumpkinseed, large-mouth bass, perch, northern pike, bluegills, catfish, muskellunge, crappie, and various species of minnows; also nursery and spawning area for certain species of fish, most notably the Great Lakes muskellunge.

- Anchor Bay heavily used by sport fishermen, seasonal waterfowl hunters, sail boaters and motor boaters.

- Receiving water body for a number of municipal and package W.W.T.P.'s; amount of treated wastewater discharged is small compared to volume of bay - water quality is generally good.

Briefly describe issues relating to this area:

- Construction of seawalls and canals related to residential development may have had some negative affects on fish by destroying suitable fish spawning habitat.

- Anchor Bay is an important recreation resource in Southeast Michigan.

- Submerged pilings which extend into the bay from the shoreline create hazards to navigation.

Briefly describe management needs:

To protect the integrity of the ecosystem the following recommendations have been made: (1) investigate impact of dredging and filling for seawall, canal, dock and navigation channel construction, (2) fund and encourage study of area to identify areas critical to wildlife - i.e., spawning, nursery, feeding, and protection areas, (3) emphasize through pamphlets and other information mechanisms the need to monitor wildlife, to optimally manage the fish and waterfowl populations, (4) maintain adequate sewerage services to communities adjacent to bay to insure treatment of wastewater prior to discharge.

Submerged pilings should be removed.

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Clinton River

County: Macomb

Township(s): Harrison, City of Mt. Clemens

Present Ownership: N.A.

Present Uses: Recreational boating; mooring, servicing, repairing, and storing of recreational craft; receiving waters for storm drainage and treated sanitary wastewater.

Anticipated changes or increases in use or development: Dredging of navigation channel; terminating use of local wastewater treatment plants and transferring to regional system

Special characteristics, conflicts or impacts:

River Mouths:

- 7½ mile navigation channel for light-draft vessels extending from the Cass Ave. Bridge in Mt. Clemens to about 2,500 feet (762 meters) beyond the river mouth.
- Marinas exist along the banks for mooring, servicing, repairing, and storing of pleasure boats.
- Shoreline is site of single family residential areas, with scatterings of multiple family residential, vacant, and commercial areas.
- At mouth of river, on river dredgings, DNR has constructed a public marina and Great Lakes Fishery Station.
- Conveyor and assimilator of discharge from storm drains and Mt. Clemens and other municipalities' wastewater treatment plants.
- The Clinton River Spillway has been constructed from Mt. Clemens southeast to Lake St. Clair to divert flood waters from the main river channel; with strong easterly winds and high lake levels, often the flow of water from the mouth is reversed and flows through the Spillway.

Briefly describe issues relating to this area:

- Intense competition for limited resources.
- Ecosystem is of poor quality.

Briefly describe management needs:

- The river's condition and the use of resources associated with it should be monitored continuously.
- Navigation channel should be extended inland to Gratiot Ave.
- Quality of fish population should be improved through initiation of stocking program, when water quality improves.

Other comments:

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Salt River
County: Macomb
Township(s): Chesterfield
Present Ownership: N.A.

Present Uses: Recreational boating; mooring, servicing, repairing and storing of recreational craft; receiving waters for storm drainage; fish and wildlife.
Anticipated changes or increases in use or development: Intensity of recreational uses is expected to increase as remaining vacant lands adjacent to river are developed.

Special characteristics, conflicts or impacts:

- River is high quality recreational resource.
- River is heavily used for recreational boating between Callens Road and Lake St. Clair.
- Between Jefferson and the lake marinas along the river provide for the mooring and servicing of small boats.
- Farther inland land along the river is either vacant or is used for residential purposes.

Briefly describe issues relating to this area:

- Intense competition for limited resources.
- Shoaling at mouth of river poses a hazard to navigation.
- Nature and condition of fish and wildlife populations using the river are unknown.

Briefly describe management needs:

- Feasibility of establishing and maintaining a navigation channel for light-draft vessels should be investigated.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Macomb
City or Village: Harrison
Site location (adjacent roads, physical features): East of Vandy; south of Metropolitan Pkwy; west, south, and east of Grover; west of Thornwood; north of Jefferson to Siesta; down to Lake St. Clair. Creek running through land area.
Present Ownership: Levitt Parkway Associates, Inc.
Present Use: Vacant
Anticipated changes in use or development (within ten year time frame): Area is divided into three zoning districts; low rise (3 stories) multiple family residential (130 acres); high rise (greater than 3 stories) multiple family residential (42 acres); business (44 acres). See sketch
Adjacent Land use(s): Vacant, residential (single family) and commercial (restaurant) on west; residential (single-family) and public on east; vacant and residential (single-family) on north; residential (single-family) on south.

Is it enhanced by a waterfront location?

Yes, the value of the property is enhanced by the waterfront location.

What would be the best use of this parcel of urban waterfront?

Best use of this parcel would be a combination of a multiple family residential/commercial complex located north of Jefferson Ave. with a possibly a public recreation area between Jefferson Avenue and Lake St. Clair.

Briefly describe other issues relating to this area:

- Highly prized site for high rise apartment/town house complex including commercial area.
- Total cash value of approximately 221 acres (89) hectares) is \$3,779,437 or approximately \$17,070/acre.
- The area south of Jefferson is potentially a significant recreation resource.

Briefly describe management needs:

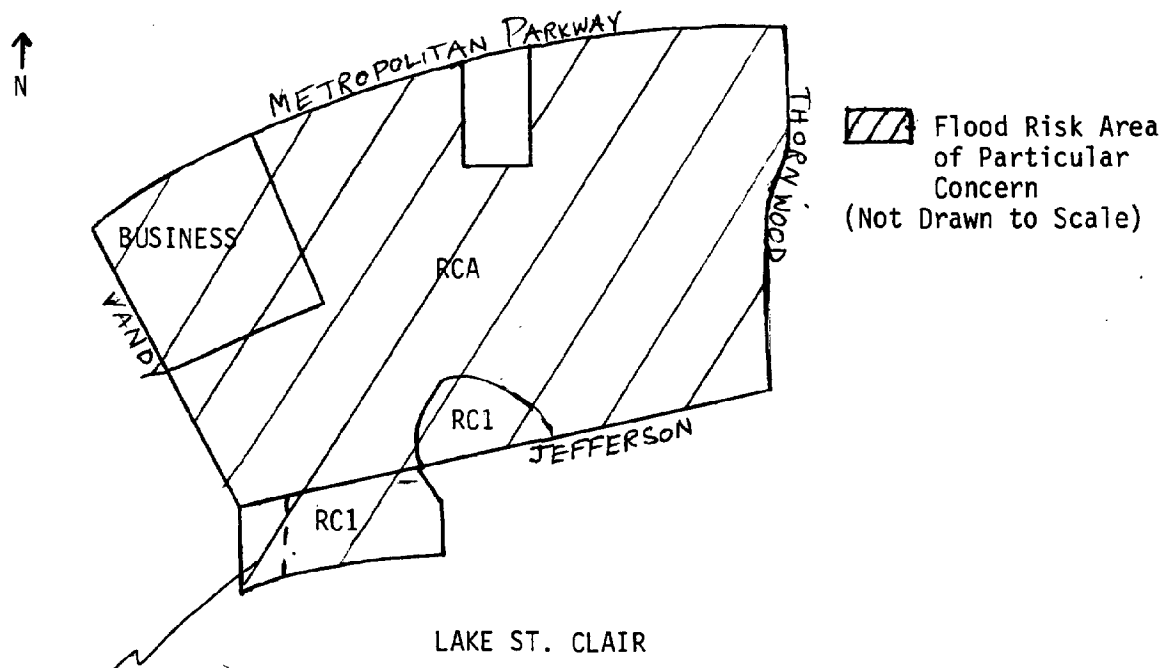
- A study by Harrison Township should be performed concerning the effects of development upon the demand for public services, especially recreation, and upon the ability of the local community to supply the levels of services demanded.

Other comments:

See sketch.

Prepared by: SEMCOG 8/76

URBAN AREA - PARKWAY ON THE LAKE SITE



* 4.62 acres of the original parcel was recently sold to adjacent restaurant for parking facilities

<u>ZONING:</u>	<u>ACREAGE:</u>
Business	43.53
RCA - Multiple Family Residential Low Rise (3 stories)	130.44
RC1 (Lakefront) - Multiple Family Residential High Rise (more than 4 stories)	13.09
RC1 - Multiple Family Residential High Rise (More than 4 stories)	29.94
	<u>221.41</u>
TOTAL (including proposed road areas)	

URBAN AREA OF PARTICULAR CONCERN

County: Macomb
City or Village: Harrison Township
Site location (adjacent roads, physical features): South of Jefferson, between
Campau Lane and Crocker Blvd. - plus 18.83 acres (7.6 hectares) of
submerged land.
Present Ownership: Thomas Welch
Present Use: Vacant
Anticipated changes in use or development (within ten year time frame):
The parcel is zoned water front marina; portion of the submerged lands
are filled to create a harbor.
Adjacent Land use(s): Commercial (restaurant) to west, vacant to north;
commercial (fishing pier and boat launching camp) to east.

Is it enhanced by a waterfront location?

Yes, the value of the land is enhanced by the waterfront location.

What would be the best use of this parcel of urban waterfront?

This parcel should be used by a facility requiring a waterfront location
(e.g. marina),

Briefly describe other issues relating to this area:

- There is a 50-year lease (from 1967) with MDNR for submerged land (as provided under Act 247, P.A. 1955, as amended).
- It is one of the remaining vacant parcels along shoreline in Macomb County.

Briefly describe management needs:

- Actions should be supported which encourage the intensive use of this area.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Macomb

City or Village: St. Clair Shores

Site location (adjacent roads, physical features): Milner Rd. (between Jefferson Avenue and Lake St. Clair)

Present Ownership: Private

Present Use: Single-family residential with scattered vacant parcels.

Anticipated changes in use or development (within ten year time frame):

According to St. Clair Shores Master Plan (1966) the area is a possible site for expansion of city-wide recreation,

Adjacent Land use(s): Public (city hall, public library, city boat ramps, and municipal pool and parks) to the north; residential (single family) to west and south.

Does present use of this parcel require a waterfront location?

Not applicable.

Is it enhanced by a waterfront location?

Yes, a finger canal extends into the area.

Occupied by structures in need of rehabilitation or redevelopment?

Yes. Many of the existing structures have no foundations, substandard plumbing, and/or are dilapidated.

What would be the best use of this parcel of urban waterfront?

The existing residential units should be brought up to code.

Briefly describe other issues relating to this area:

-- The road has recently been paved and sewers hook-ups have recently been constructed.

Briefly describe management needs:

Funds should be provided to St. Clair Shores to study the area and to evaluate the alternative means of rehabilitating the area. After completion, funds to subsidize rehabilitation should be provided.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Macomb

City or Village: St. Clair Shores

Site location (adjacent roads, physical features): Maple, Beach, and Ten Mile Road (between Jefferson and Lake St. Clair).

Present Ownership: Private

Present Use: Single-family residential with scattered vacant parcels.

Anticipated changes in use or development (within ten year time frame):
None

Adjacent Land use(s): Residential (single family) to north and south;
commercial to west.

Does present use of this parcel require a waterfront location?
Not applicable.

Is it enhanced by a waterfront location?
Not at the present - the finger canals are presently closed by
dikes due to high lake levels.

Occupied by structures in need of rehabilitation or redevelopment?
Yes. Many of the existing structures have no foundations, substandard
plumbing, and/or are dilapidated.

What would be the best use of this parcel of urban waterfront?
The existing single family residential units should be brought up
to code.

Briefly describe other issues relating to this area:

Briefly describe management needs:

Funds should be provided to St. Clair Shores to study the area and
to evaluate the alternative means of rehabilitating the area. After
completion, funds to subsidize rehabilitation should be provided.

Other comments:

ACKNOWLEDGMENTS

This document was prepared by the Land Use staff of the Southeast Michigan Council of Governments under the general direction of Daniel Snyder, Program Manager.

The project was coordinated by David J. Brouwer. Ruth Folit authored this report in cooperation with Mr. Brouwer and other members of the Council's staff.

The Council gratefully acknowledges the assistance and information provided by all parties contacted. In particular, the Council wishes to acknowledge the efforts of the representatives of St. Clair Shores, Harrison Township, Mt. Clemens, Chesterfield Township, and New Baltimore who reviewed key elements of this report prior to publication.

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